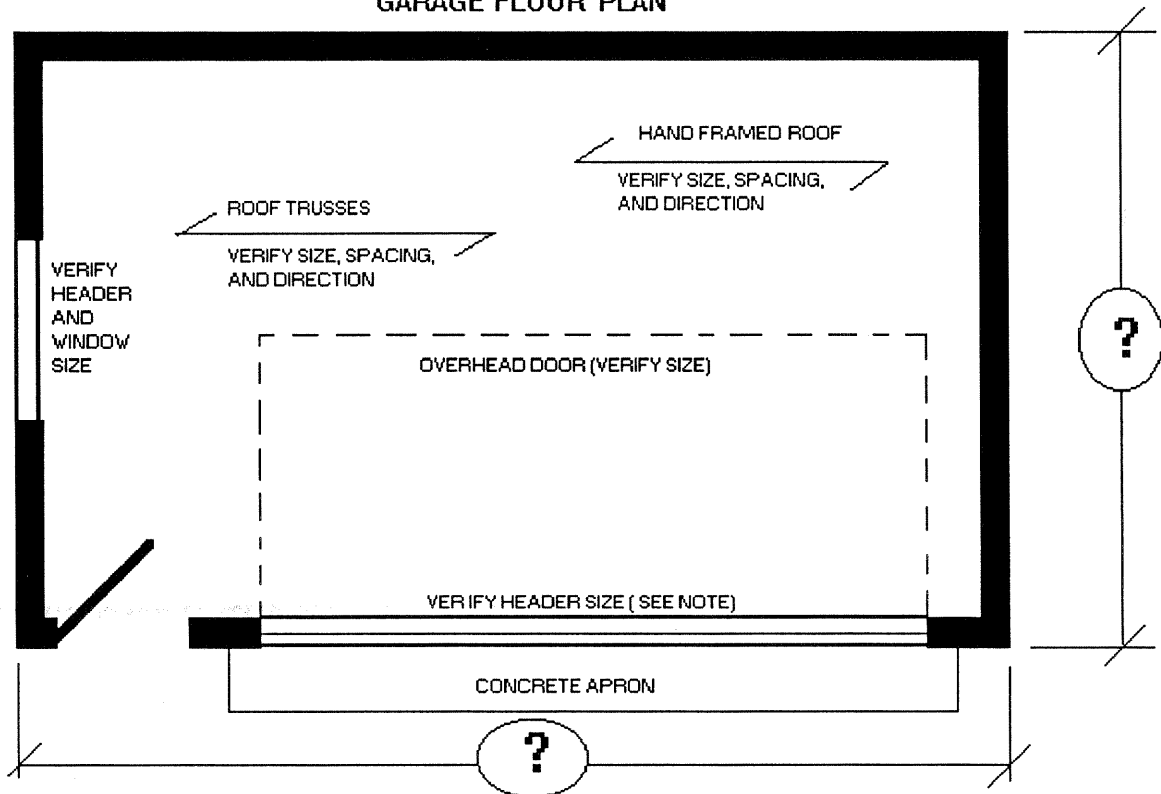


CITY OF SHAKOPEE

Accessory Buildings/Detached Garages

1. Building permits are required for any accessory building exceeding 120 square feet.
 - a. A site plan must accompany building permit application (see sample attached).
 - b. This attached garage handout or other plans must be completed and submitted with building permit application.
2. No accessory building or structure shall be constructed on any residential lot prior to the time of construction of the principal building to which it is accessory.
3. **Height.** Except in the AG zone, no accessory structure shall exceed the height of the principal building or 15 feet in a residential zone, whichever is less.
4. **Size.** In the R-1A, R-1B, R-1C, R-2, and R-3 zones, no accessory building shall exceed ten (10) percent of the lot area or exceed 75% of the square footage of the footprint of the principal dwelling, whichever is less.
5. **Front Yard Setback.** Each accessory structure shall be set back at least as far as the principal building on the lot. In the AG and RR zones, no accessory structure may be located closer to the front lot line than the principal buildings or 200 feet, whichever is less.
6. **Side and Rear Yard Setback.** An accessory structure shall be set back a minimum of five (5) feet from the side or rear lot line. A garage shall be set back a minimum of twenty (20) feet from the lot line abutting the street or alley where the driveway takes access. A permanent building cannot be located on any easement of the City.
7. **Inspections.** A footing inspection is required for all garages. Call to schedule an inspection when forms are set, before concrete is poured. Framing and final inspections are required for all accessory buildings.
8. Anchorage of structure to grade required to resist uplift and sliding action from wind forces.
9. The owner/contractor must provide on-site verification of setbacks by locating property corners as necessary for all buildings.
10. Garages or accessory buildings within 6'0" of a dwelling shall be protected with materials approved for one (1) hour fire resistive construction

GARAGE FLOOR PLAN



NOTE:

HEADER SIZE:

NO ROOF LOAD 2—2" X 12"

HIP ROOF 2—2" X 14" OR 2—13/4" X 117/8" ML

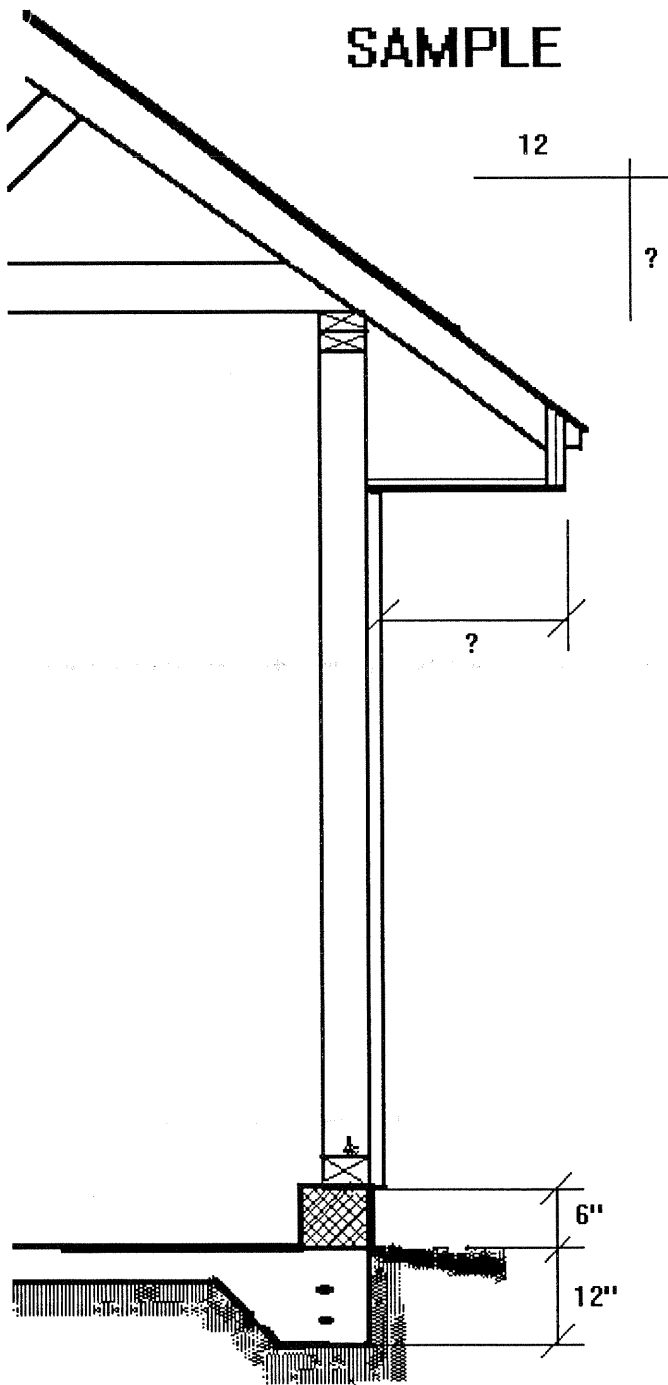
FULL ROOF LOAD 3—2" X 14" OR

2—13/4" X 117/8" ML

NO FLOOR DRAIN UNLESS APPROVED BY THE BUILDING
OFFICIAL PRIOR TO CONSTRUCTION.

FLOOR PLAN

SAMPLE

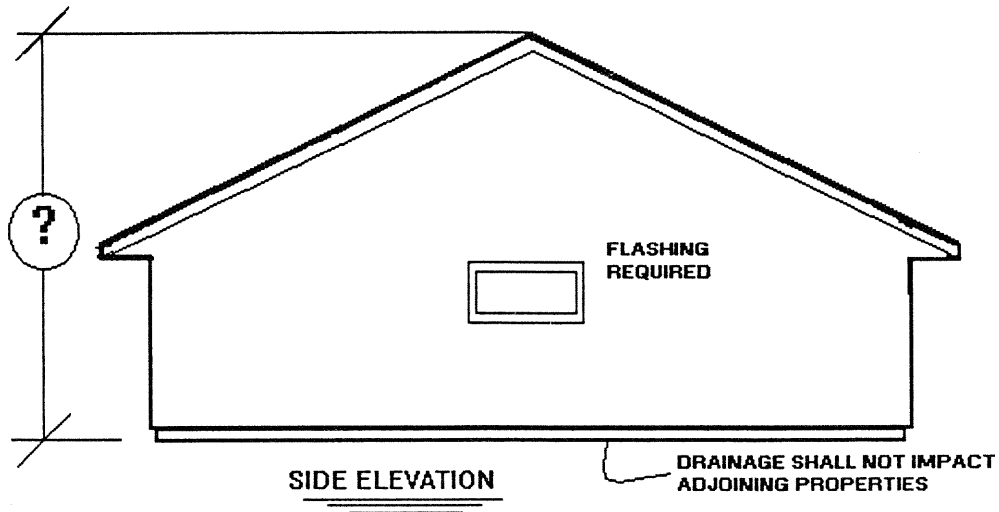


IDENTIFY THE FOLLOWING:

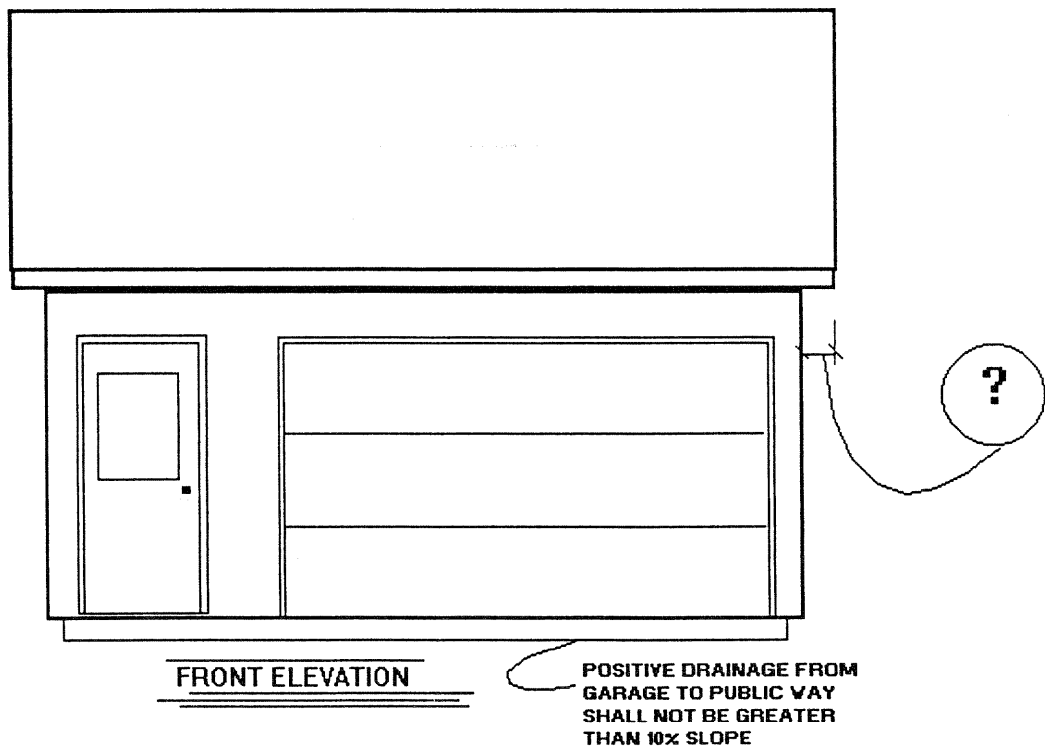
- A. VERIFY ROOF SLOPE
- B. SHINGLES: Verify material and weight
- C. ROOF SHEATHING: Verify thickness and type
- D. RAFTERS OR TRUSSES: Verify size, spacing, and direction
- E. SIDING: Verify type
- F. SHEATHING: Verify thickness and type
- G. STUDS: Verify size and spacing
- H. SILL PLATES: Required to be treated
- I. ANCHOR BOLTS: Required to be 1/2" X 7"—Spaced 6'0" O.C. and 1'0" from the corners
- J. CONCRETE SLAB: Recommend 3000 PSI and 4" thickness
- K. REINFORCING: Recommend 2-#4 rebar in footing and verify any slab reinforcing

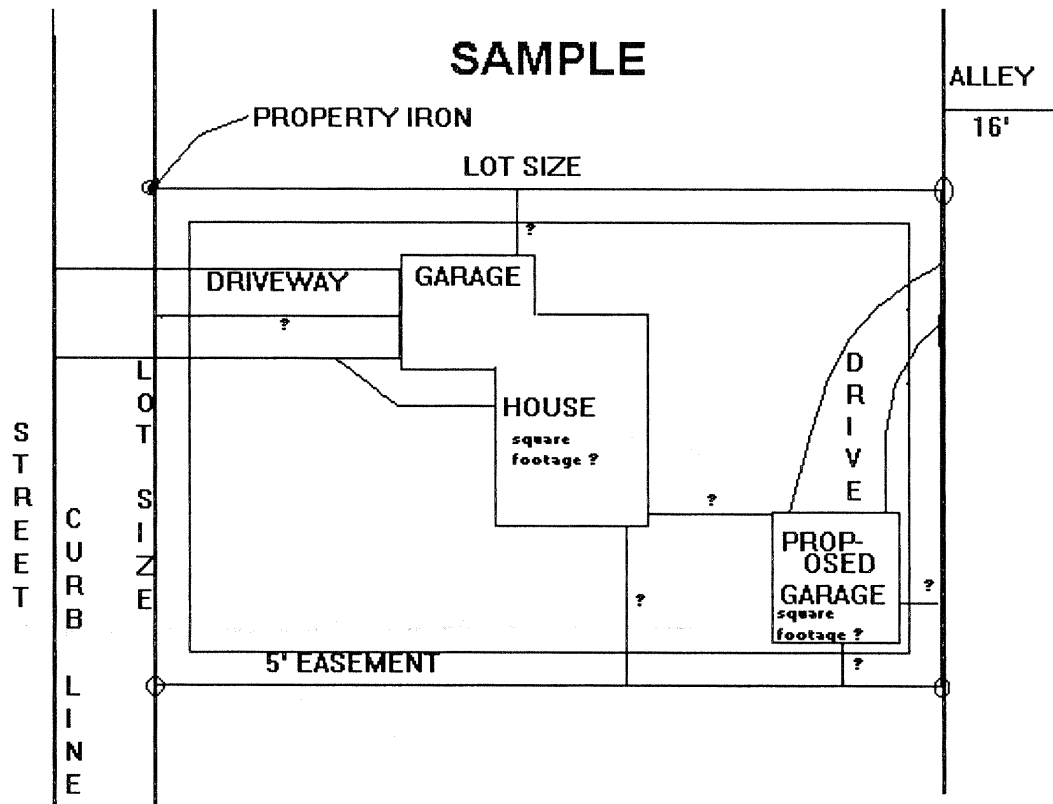
NOTE: 6" block minimum 4" SAND

CROSS SECTION OF DETACHED GARAGE OR ACCESORY BUILDING



**NOTE: NO ACCESSORY BUILDING
SHALL EXCEED THE HEIGHT OF
THE PRINCIPAL BUILDING IN THE
"R" DISTRICTS.**





TO BE SHOWN ON SITE PLAN:

1. Adjacent Right-of-way dimensions,
2. Lot dimensions,
3. Easements,
4. Curb, driveway and sidewalk (on property),
5. Existing building dimensions including setbacks,
6. Proposed garage dimensions including setbacks,
7. Distance from property line to proposed building along driveway,
8. Distance from proposed building to existing buildings.

NOTES:

Garages or accessory buildings within 6'0" of a dwelling shall be protected with materials approved for one (1) hour fire resistive construction.